



**TOWN OF ROCKY HILL  
ZONING BOARD OF APPEALS  
AGENDA**

**\*\*TUESDAY, JUNE 16, 2015\*\***

**CALL TO ORDER AT 7:00 P.M. IN THE COUNCIL ROOM, SECOND FLOOR, ROCKY HILL TOWN HALL  
AT 761 OLD MAIN ST., ROCKY HILL, CONNECTICUT TO CONSIDER THE FOLLOWING:**

**1. PUBLIC HEARING**

- A. Continued from May 19, 2015: Appeal 2015-2, SecureCare Options LLC c/o Jonathon M. Starble, Esq., appealing an order, requirement, or decision of a Zoning Enforcement Officer Under Section 8.7.3 of the Rocky Hill Zoning Regulations for Order dated May 29, 2013, for property located at 60 West Street in a R-20 Residential Zoning District, which Order is claimed, among other things, to have been void ab initio;
- B. Continued from May 19, 2015: Appeal 2015-03, SecureCare Realty LLC c/o Jonathon M. Starble. Esq., appealing an order, requirement, or decision of a Zoning Enforcement Officer Under Section 8.7.3 of the Rocky Hill Zoning Regulations for Order dated May 29, 2013, for property located at 60 West Street in a R-20 Residential Zoning District, which Order is claimed, among other things, to have been void ab initio;
- C. Appeal 2015-5, Percon, Inc. proposing to add on overhang at the doorway to the Old Main Street side of the Rocky Hill Congregational Church requiring at 6.6 foot front yard setback variance and a expansion of an legal non-conforming structure under Sections 3.5.1 and 7.1.7 of the Rocky Hill Zoning Regulations for property located at 805 Old Main Street in a Commercial C-MX Zoning District, ID#10-047
- D. Appeal 2015-6, David C. Pickett, proposing to demolish and enlarge, rebuild to a larger footprint, an existing legal non-conforming detached garage currently at and proposed to remain at 4.5 feet and 3.8 feet from side and rear property lines, under Sections 3.5.1 and 7.1.7 of the Rocky Hill Zoning Regulations for property located at 12 Washington Street, in a R-20 Residential Zoning District, ID # 10-239;
- E. Appeal 2015-7, Daniel Sehl, proposing to construct a 14' by 16' deck to be 9' feet from rear property line for a 16' rear yard variance under Section 3.5.1 of the Rocky Hill Zoning Regulations for property located at 43 Rachel Drive in a R-20 Residential Zoning District, ID# 14-104;

**2. NEW BUSINESS**

- A. Appeal 2015-2, SecureCare Options LLC, 60 West Street, Rocky Hill, CT
- B. Appeal 2015-3, SecureCare Realty LLC, 60 West Street, Rocky Hill, CT
- C. Appeal 2015-5, Percon, Inc. 805 Main St., Rocky Hill, CT
- D. Appeal 2015-6, David C. Pickett, 12 Washington St., Rocky Hill, CT
- E. Appeal 2015-7, Daniel Sehl, 43 Rachel Dr., Rocky Hill, CT

**3. OLD BUSINESS**

**4. ANY OTHER BUSINESS**

- A. Discussion of ZBA Checklist
- B. Review of Zoning Regulations Section 3.4.8 temporary structures

**5. APPROVE ACTION TAKEN/MINUTES – May 19, 2015**

**6. ADJOURN**

Dated in Rocky Hill, CT this 28th day of May, 2015  
Zoning Board of Appeals  
James Reilly, Chairman